159.0	0008	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,039,200 / 1,039,200
					USE VALUE:	1,039,200 / 1,039,200
					ASSESSED:	1,039,200 / 1,039,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
81		WAVERLY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KRAIN GREGORY J/SHEILA
Owner 2:	
Owner 3:	
Street 1:	89 WAVERLEY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KRAIN GEORGE J & MARILYN L -
Owner 2:	-
Street 1:	89 WAVERLEY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2004, having primarily Vinyl Exterior and 2560 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	619,200		420,000	1,039,200
Total Card	0.138	619,200		420,000	1,039,200
Total Parcel	0.138	619,200		420,000	1,039,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 405.94 | /Parcel: 405.9

Legal Description

User Acct 105834

GIS Ref

GIS Ref

Insp Date 06/30/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 159.0-0008-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	619,000	0	6,000.	420,000	1,039,000	1,039,000	Year End Roll	12/18/2019
2019	101	FV	479,300	0	6,000.	420,000	899,300	899,300	Year End Roll	1/3/2019
2018	101	FV	479,300	0	6,000.	354,000	833,300	833,300	Year End Roll	12/20/2017
2017	101	FV	479,300	0	6,000.	324,000	803,300	803,300	Year End Roll	1/3/2017
2016	101	FV	479,300	0	6,000.	276,000	755,300	755,300	Year End	1/4/2016
2015	101	FV	473,800	0	6,000.	240,000	713,800	713,800	Year End Roll	12/11/2014
2014	101	FV	473,800	0	6,000.	222,000	695,800	695,800	Year End Roll	12/16/2013
2013	101	FV	473,800	0	6,000.	211,200	685,000	685,000		12/13/2012

!12425!

PRINT

Date	Time
12/11/20	02:30:56

LAST REV

Date	Time
07/31/18	14:57:56

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12425

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KRAIN GEORGE J	39236-139		5/19/2003	Family	1	No	No		
KRAIN GREGORY	20855-18		11/6/1990		1	No	No		A

USER DEFINED

Prior Id # 1:	105834
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/5/2003	643	New Buil	135,000	C		G6	GR FY06	MODULAR COLONIAL S
5/29/2003	521	Foundati	12,000	C		G6	GR FY06	FOR NEW COLONIAL

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2018	MEAS&NOTICE	HS	Hanne S
12/2/2008	Meas/Inspect	345	PATRIOT
6/28/2005	Inspected	BR	B Rossignol
12/2/1999	Vacant Lot	272	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2004	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	5.5	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	5.5	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.06015623
Const Adj.:	1.04989493
Adj $ / SQ:	139.132
Other Features:	113298
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	655212
Depreciation:	36037
Depreciated Total:	619175

COMMENTS

OF=DBL SINKS, SHWR STALL MBTH.
MODULAR HOME. SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

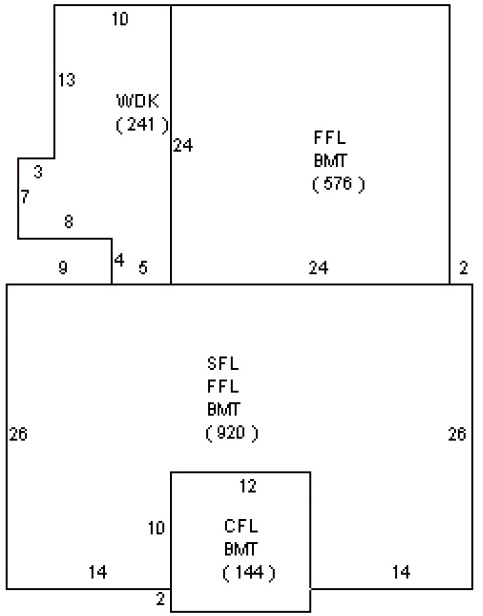
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	168.35
Special Features:	0	Val/Su Net:	139.43
Final Total:	619200	Val/Su SzAd	241.88

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,640	41.740	68,453
FFL	First Floor	1,496	139.130	208,141
SFL	Second Floor	920	139.130	128,001
WDK	Deck	241	10.660	2,568
CFL	Cathflr	144	146.090	21,037

Net Sketched Area:	4,441			Total:	428,200
Size Ad	2560	Gross Are	4441	FinArea	2560

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

159.0-0008-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc